

8/29/05-7



The Woodlands at Laurel Hill, LLC

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Mr. Wagner
Chairman
Zoning Board of Appeals
Town of Acton
Acton MA

7-29-2005
By hand delivery

Re: Submission of revised The Woodlands at Laurel Hill, LLC Plans

Dear Mr. Wagner:

Based on the results of the public hearing held on July 21, 2005, The Woodlands at Laurel Hill, LLC hereby formally submits the following plans to update and amend the plans incorporated in its 40B application:

- The plan dated 7-29-05, labeled "revised/updated," which incorporates both responses to comments from town boards and town agents and adjustments by the applicant to make the project more operationally efficient and marketable, and
- The site plan labeled "Proponent's Preferred Plan" dated July 29, 2005.

Also attached are supporting materials for the consideration of the town. We look forward to receiving input from the Town so that we can arrive at a final design for the Project. Thank you.

Sincerely,

David E. Hale
Manager,
The Woodlands at Laurel Hill, LLC.

PLACES Site Consultants, Inc.

PLANNING, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING & SURVEYING

Woodlands at Laurel Hill, Acton Plan revisions.

The Acton Zoning Board of Appeals (ZBA) has been considering and taking comments on a plan submitted in April 2005, which includes 296 apartments and 64 townhouse condominiums. Attached are:

- 1) A plan dated 7-29-05, labeled "Revised/Updated Site Plan" and which incorporates a) responses to comments from town boards and town agents and b) adjustments by the applicant to make the project more operationally efficient and marketable. Highlights of the revision are outlined below. This plan represents the proposed project based on prior town comments and can be considered the "base line" for comparison with the plan described in item (2) below.
- 2) A plan labeled "Proponent's Preferred Plan" dated 7-29-05, which is hereby incorporated in the proponent's application. This plan incorporates the changes outlined in (1) above but also consolidates the 4 apartment buildings, club house and amenities at the entrance of the project into one building that has 86 units served by 2 elevators and is 100% accessible to handicapped and mobility challenged tenants. The building and site design changes and the benefits of this plan are described below. Also included are:
 - a) An aerial photograph with the site plan superimposed to place the scale of the proposed building in the context the surrounding buildings.
 - b) A landscape plan showing the pool and proposed planting a the entrance to the project.

I. Plan adjustments- "Revised/updated Site Plan" plan dated 7-29-05.

- 1.) Parking/circulation
 - Adjusted plan increases parking spaces/unit to approximately 1.9 from 1.6.
 - Decreases extent of parking waiver (Zoning requirement 2.0 spaces/unit)
 - Parking better located generally at front door/main entrance to buildings
 - Circulation around buildings improved, turning radius templates used to confirm accessibility of buildings by fire safety equipment.
- 2) Buildings
 - Size of buildings varied to reduce monotony
 - Buildings/bedrooms distributed to match availability of parking.
 - Parking generally located at front door main level of buildings
 - Acton unit count the same, increase of 14 two bed units
 - Architectural style/heights the same

3) Conservation

- Buildings and driveway moved further from sensitive wetland areas
- Impervious area for parking increased by 2%+/- attenuated by site design.

II. "Proponent's Preferred Plan" dated 7-29-05.

1. Layout of the development is similar to Revised/Updated Plan with the exception of the addition of a single 'main' building in lieu of three smaller buildings. The benefits of this scheme are addressed below, item (2).
2. Main building:
 - 2 elevators
 - All 86 units ADA compliant or adaptable
 - All amenities accessible from within the building (Club house, mgt-rental office, exercise room, basketball court, pool area, package – dry cleaner drop off/concierge station).
 - Greater sense of community
 - Higher sense of security (especially important for older tenants)
 - Architectural style – shaped to minimize mass of buildings - no facade larger than the façade of standard buildings on site.
 - Height – same
 - Target Demographics – Older and mobility challenged tenants.

	2004	2009	% Increase
Total population (5mi radius)	52875	53934	2.00%
Percent of Population			
Age 55-59	6.80%	7.80%	17.70%
Age 60-64	4.50%	5.40%	23.90%
Age 65-69	3.10%	3.70%	22.60%
Age 55+	20.20%	22.80%	14.90%
Age 65+	9.00%	9.60%	8.30%

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